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## **31 Thornton Street, Middlesbrough**

### **Starting Bid: £50,000.00**



This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited.

### **Auctioneer's Comments**

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This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.20% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. This is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are contained within this pack.

The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack.

Should you opt to use Conveyancing Services recommended by iamsold or the Partner Agent, please be advised that the Partner Agent will receive payment of up to £450.00 from the Conveyancing Provider for that recommendation where the services are taken, and a sale completes. It is important to note that recommended services are optional, and you should consider your options carefully before accepting any recommended services.

Listing is subject to a start price, and hidden reserve price that can change.

## Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Rooms

Entrance Hall

Door to front, and laminate floor.

Lounge

22' 8" x 13' 5" (Maximum) ( 6.91m x 4.09m  
(Maximum) )

Double glazed window to the rear,  
double glazed window to the front,  
laminate floor and radiator.

Kitchen

8' 5" x 7' 6" ( 2.57m x 2.29m )

Two double glazed windows to side,  
base units with work surfaces, sink, free  
standing cooker, spotlights and  
laminate floor.

Landing

Loft access and carpet.

Bedroom 1

12' 2" (Into bay window) x 11' 5" ( 3.71m  
(Into bay window) x 3.48m )

Bay window to front, fitted wardrobes,  
carpet and radiator.

Bedroom 2

8' 5" x 8' 2" ( 2.57m x 2.49m )

Window to rear, fitted cupboard and  
radiator.

Bedroom 3

11' 6" x 7' 9" ( 3.51m x 2.36m )

Double glazed window to side, carpet and radiator.

Bathroom

Double glazed window to side, bath with mixer tap, shower cubicle, wash hand basin, WC spotlights, extractor fan, half tiled walls and fully tiled floor.

Externally

Yard

Yard with access to rear alley.